



MAYOR DENNIS TYLER  
**City of MUNCIE**  
MUNCIE, INDIANA

R05-15-A-077

December 19, 2014

Mrs. Edie Findeis Cromwell  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone 301-589-5318

Re: FY2015 U.S. EPA Brownfields Coalition Hazardous Substances and  
Petroleum Assessment Grant Application  
City of Muncie, Town of Eaton and Delaware County, Indiana

Dear Ms. Cromwell:

The City of Muncie and the Town of Eaton, along with Delaware County have formed a coalition (the Coalition) to apply for a U.S. EPA Assessment Grant. The City of Muncie will serve as the lead Coalition member and grant recipient/administrator, and is submitting the enclosed application for U.S. EPA Brownfields Coalition Assessment Grant. The Coalition is requesting - \$500,000 for Hazardous Substances and \$100,000 for Petroleum. The Coalition needs the Assessment Grant to address the threats brownfields pose to the health of its residents, natural resources, and economy.

The Muncie Coalition created a highly successful brownfields program under a FY2012 U.S. EPA Assessment Grant that has addressed some of the challenges faced in the blighted Coalition communities. **However, the majority of these grant funds have been spent or are allocated.** The Coalition needs supplemental funds to support additional assessment of Priority Sites as well as other sites in targeted communities to put them back into safe and productive use. The Coalition has a critical need for immediate funding: a manufacturer wishes to proceed with redevelopment and investment in the Indiana Steel & Wire site and adjoining brownfields to establish an electric vehicle research, development and manufacturing campus and manufacture electrically-powered construction vehicles. The Coalition has completed a Phase I Environmental Site Assessment (ESA) and limited Phase II ESA investigation of the site but additional investigation is necessary in the targeted neighborhood prior to redevelopment. Similarly, a Phase I ESA is currently underway for the 180 acre, 1.2 million square foot Borg Warner facility. Based on the preliminary Phase I ESA findings, multiple Recognized Environmental Conditions (RECs) are present that will require investigation and cleanup planning but the Coalition doesn't have funds available to support the additional work. These redevelopment projects will only be successful if financial support for additional assessment is made available through the award of a new U.S.EPA Brownfield Assessment Grant.

Due to the proximity of current and former manufacturing plants to low-income neighborhoods, parks, and schools in the targeted communities, it is likely that children, pregnant women, and the elderly have been exposed to pollutants from brownfields via inhalation (particulates and vapors), groundwater ingestion, or direct contact. These exposures have likely played a pivotal



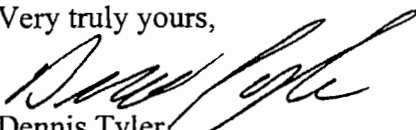
MAYOR DENNIS TYLER  
**City of MUNCIE**  
MUNCIE, INDIANA

role in the documented elevated asthma, cancer, infant mortality and birth defect rates in the community. USEPA funding will greatly assist both urban and non-urban Coalition communities through revitalization, mitigation of health and environmental threats to sensitive populations and environmental receptors, encouraging job creation and retention, and creating revenues to assist at-risk populations.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: City of Muncie  
300 North High Street  
Muncie, Indiana 47305
- b. Dun and Bradstreet (DUNS): 07-956-3581
- c. Funding Requested:
  - (i) Grant type: Assessment
  - (ii) Federal Funds Requested: \$600,000
  - (iii) Contamination: \$500,000 Hazardous Substances and \$100,000 Petroleum
  - (iv) Coalition (Community-Wide)
- d. Location: City of Muncie, the Town of Eaton and Delaware County, Indiana (Coalition)
- e. Property information for site-specific proposals: Not applicable; Community-Wide Coalition
- f. Contacts:
  - (i) **Project Director:** Mr. Brad Bookout, Assistant Director, Muncie-Delaware County Economic Development Alliance  
401 S. High St. P.O. Box 842, Muncie, IN 47305  
Phone: (765) 751-9133, email: [BBookout@muncie.com](mailto:BBookout@muncie.com)
  - (ii) **Chief Executive/Highest Ranking Elected Official:** Mayor Dennis Tyler  
300 North High Street, Muncie, IN 47305  
Phone: (765) 747-4845, email: [mayor@cityofmuncie.com](mailto:mayor@cityofmuncie.com)
- g. Date Submitted: December 19, 2014
- h. Project Period: Three years
- i. Population: Delaware County 117,671; Muncie 70,085; Eaton 1,805 (*U.S. Census Bureau 2010*)
- j. Special Considerations Checklist: Attached

Very truly yours,

  
Dennis Tyler,  
Mayor, City of Muncie

### **RANKING CRITERIA FOR ASSESSMENT GRANTS**

**1. Community Need:** Delaware County and its largest city, Muncie, comprised one of the first, and once the leading, manufacturing centers in the State of Indiana. The County was proud to be the home to Ball Bros. Glassworks, General Motors/New Venture Gear Borg Warner, Westinghouse, Indiana Steel & Wire, Delco Battery, and Broderick. Over the last 30 years each of these manufacturers left the County along with many large supporting foundries, machine shops, steel mills, and stamping operations. This exodus resulted in the loss of over 9,000 jobs from 2005 to 2010. Not only have the jobs been lost, but also the heritage, pride and identity of this once proud and hardworking area. The Brownfields Assessment Coalition, formed by the City of Muncie the Town of Eaton and Delaware County, identified redevelopment of brownfields as the most critical element for economic recovery and future growth. The grant project's goals are consistent with the regions federally funded Investing in Manufacturing Communities Partnership Plan (IMCP), the County's Master Plan (CMP) and the Muncie Action Plan (MAP) which was developed with participation of over 2,000 citizens. The Muncie Action Plan goals embrace "smart growth" and include: develop a more diverse economy with more high-paying jobs; address unemployment and underemployment; improve the low to moderate income housing conditions and blighted neighborhoods; protect greenspace and improve/link parks in the County with walking/biking trails; and protect the White River and Mississinewa River ecosystems. Remarkably, these goals coincide with the U.S. EPA's guiding Livability Principles, which include: providing more transportation choices; promoting equitable, affordable housing; enhancing economic competitiveness; supporting existing communities; coordinating and leveraging federal policies and investment; and value in communities and neighborhoods. **The Coalition has a brownfields program and a FY2012 U.S.EPA Brownfield Assessment Grant. All of these grant funds have been spent or are allocated.** The Coalition needs supplemental funds to support additional assessment of Priority Sites as well as other sites in targeted communities to put them back into safe and productive use. The Coalition has a critical need for immediate funding: a manufacturer wishes to proceed with redevelopment and investment in the Indiana Steel & Wire site and adjoining brownfields to establish an electric vehicle research, development and manufacturing campus and manufacture electrically-powered construction vehicles. The Coalition has completed a Phase I Environmental Site Assessment (ESA) and limited Phase II ESA investigation of the site but additional investigation is necessary in the targeted neighborhood prior to redevelopment. Similarly, a Phase I ESA is currently underway for the 180 acre, 1.2 million square foot Borg Warner facility in support of the acquisition by a viable developer. Based on the preliminary Phase I ESA findings, multiple Recognized Environmental Conditions (RECs) are present that will require investigation and cleanup planning but the Coalition doesn't have funds available to support the additional work. These redevelopment projects will only be successful if financial support for additional assessment is made available through the award of a new U.S.EPA Brownfield Assessment Grant.

**a. Targeted Community and Brownfields:**

**(i) Target Community Description:** The Coalition communities were constructed when industrial facilities were built in the heart of the region. Over 100 years of subsequent manufacturing operations created hundreds of acres of brownfields in the middle of populated areas. These areas are now centers of poverty and home to significant minority and sensitive populations. The Coalition cannot address all of the brownfields at once, so the funds will be steered to address priority brownfields in five targeted communities: (1) **West Kilgore Corridor** is located on the west side of Muncie and includes the 1.2 million square-foot, 180-acre former Borg Warner transmission plant (priority site), and an additional 40 brownfields within the West Kilgore Corridor totaling over 250 acres; (2) **East-Central Muncie Neighborhood** contains the former Indiana Steel and Wire, King Indiana Forge and Broderick Boiler facilities (priority sites), totaling over 75 acres, and 7 additional large brownfields ranging from 8 to 40 acres each; (3) **Eaton**, a County micro community plagued by the presence of the former 7-acre Colony Printing site, a former printing and metal plating facility; (4) **City Machine Neighborhood** contains the former City Machine facility, totaling 6 acres and 3 additional large brownfields ranging from 10 to 25 acres each; and (5) **Albany**, a County micro community beset with the vacant, 10-acre McCormick Brothers metal plating facility.

**(ii) Demographic Information:** Demographic data for the coalition area and targeted communities are presented below:

Targeted Community	Population	Children	Seniors	Women Child-bearing	Un-employed	Minority %	Poverty Rate	<50% Poverty Rate	Median Household Income	Per Capita Income
Albany	2,165	24.8%	15.5%	19.0%	2.9%	2.8%	16.2%	6.3%	\$36,496	\$21,970
City Machine	2,443	20.1%	7.7%	23.1%	16.5%	24.2%	33.5%	11.0%	\$24,021	\$13,237



East Central Muncie	4,611	26.5%	12.6%	21.3%	10.7%	53.6%	34.4%	15.6%	\$23,598	\$15,217
West Kilgore	3,306	24.0%	15.4%	19.8%	12.5%	8.7%	29.6%	9.6%	\$28,992	\$16,186
Eaton	1,805	27.4%	14.2%	19.5%	4.1%	2.2%	15.3%	5.6%	\$37,500	\$17,576
Muncie	70,085	17.8%	13.0%	27.3%	5.9%	16.0%	31.4%	16.2%	\$30,366	\$17,066
Delaware County	117,671	20.0%	14.7%	23.2%	5.9%	10.9%	21.0%	10.5%	\$38,215	\$21,119
Indiana	6,483,802	27.9%	13.0%	23.5%	5.8%	15.7%	14.0%	6.8%	\$48,375	\$24,558
United States	308,745,538	27.0%	13.0%	23.9%	6.1%	26.7%	11.8%	6.4%	\$51,371	\$28,051

Sources: 2010 U.S. Census [www.census.gov](http://www.census.gov); Bureau of Labor Statistics (August 2014) [www.bls.gov](http://www.bls.gov); 2010 American Community Survey (ACS) [factfinder.census.gov](http://factfinder.census.gov)

(iii) **Brownfields:** The Coalition's overriding concerns are the economic, social, and health impacts of the sheer number of brownfields located throughout the Coalition area. The Indiana Department of Environmental Management (IDEM) identified over 170 sites with known environmental contamination and over 400 sites (industrial waste sites, dump sites, manufactured gas plants, landfills, dry cleaners, machine shops, underground storage tank sites, etc.) that are likely contaminated in the Coalition area. Of these sites, over 95% are located within the business districts and residential neighborhoods of the Coalition cities, with over 75% in Muncie. The following priority sites located in the five targeted communities illustrate typical past uses, contaminants, current conditions, exposure routes, and health threats posed by brownfields.

Targeted Community/Priority Sites, and Past Uses	Environmental Concerns/Contaminants	Current Conditions
<b>West Kilgore Corridor:</b> (former Borg Warner transmission manufacturer and former machine shops, auto service, industrial plants) - 1.2 million sf building on 180 acres and 40 additional brownfields totaling over 250 acres within the West Kilgore Corridor.	Asbestos, metals, chlorinated solvents, semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs), chlorinated solvents, polychlorinated biphenyls (PCBs)	Unsecured, vacant land, exposed contamination and dangerous buildings, open to residents
<b>Exposure routes:</b> particulate inhalation, vapor intrusion, direct contact <b>Health:</b> respiratory problems; lung cancer; thyroid, reproductive system, liver and kidney damage, impaired fetal development and birth defects (teratogens) <b>Sensitive receptors:</b> Impoverished residential/mobile home neighborhoods with poverty rates more than double the national rate; a 15.4% senior population, and former waste processing lagoons located along White River, 2 nearby city parks		
<b>East-Central Muncie:</b> (former Broderick Co, Indiana Steel and Wire, and King Indiana Forge, and foundries, steel/plating mills) - over 75 acres total	Asbestos, metals, chlorinated solvents, VOCs, SVOCs, PCBs	Vacant and unsecured, partially demolished, buildings
<b>Exposure routes:</b> particulate inhalation, vapor intrusion, direct contact <b>Health:</b> respiratory dysfunction, anemia, lung cancer, nerve damage, liver/kidney damage, teratogens <b>Sensitive receptors:</b> Impoverished neighborhoods with 53.6% minorities and 34.4% poverty rate with 15.6% below 50% of the poverty rate; sites share borders with White River, Cardinal Greenway & John Craddock Wetland Nature Preserve; 4 nearby parks.		
<b>City Machine:</b> (machine shop / manufacturing) (Muncie- Census Tract 2800) - contains the former City Machine facility, totaling 6 acres and 3 additional large brownfields ranging from 10 to 25 acres each	metals, chlorinated solvents, SVOCs, VOCs	Unsecured, vacant land, exposed contamination
<b>Exposure routes:</b> particulate inhalation, vapor intrusion, direct contact <b>Health:</b> headaches, poor coordination, respiratory problems, nerve damage, liver/kidney damage <b>Sensitive receptors:</b> Impoverished neighborhood with 24.2% minorities, with 33.5% poverty rate adjoins Cardinal Greenway (public trail) and the White River, 400 feet from East Washington Academy Elementary School		
<b>Albany:</b> (former McCormick Brothers metal plating) - 10 acres	metals, chlorinated solvents, SVOCs, VOCs	Vacant and unsecured, exposed contamination
<b>Exposure routes:</b> particulate inhalation, vapor intrusion, direct contact <b>Health:</b> headaches, poor coordination, respiratory problems, nerve damage, liver/kidney damage <b>Sensitive receptors:</b> Impoverished residential neighborhoods with poverty rates 37% higher than the National average and a 15.5% senior population, Mississinewa River		



<b>Eaton:</b> (former Colony Printing; industrial printer and former chrome plating plant) – 7 acres	heavy metals, VOCs, chlorinated solvents, SVOCs, asbestos	Vacant and unsecured, exposed contamination
<b>Exposure routes:</b> <i>inhalation, vapor intrusion, direct contact</i> <b>Health:</b> <i>mesothelioma, respiratory problems; lung cancer; thyroid, reproductive system, nerve, liver and kidney damage, teratogens</i> <b>Sensitive receptors:</b> <i>Impoverished neighborhoods with poverty rate nearly 30% higher than U.S. rate, adjoins Eaton town park, Mississinewa River</i>		

Soil and groundwater impact is present at each of the priority brownfields and likely present at most of the hundreds of other brownfields in the Coalition cities. Additionally, the deteriorated and unsecured condition of buildings on these sites allows residents (especially children) to access these dangerous structures. Once inside, they may be exposed to asbestos fibers (known to cause lung cancer) and lead-based paints/lead-laden dust (known to cause birth defects and neurological damage in children). In addition to the real environmental concerns on these sites, the perception of many residents and businesses is that these sites cannot be safely redeveloped; therefore, these sites, in prime locations, sit unused and further decaying.

**(iv) Cumulative Environmental Issues:** Poor and minority residents of the targeted communities disproportionately suffer from other sources of environmental impact, including emissions to air, groundwater and surface water from 28 confined feeding operations and over 400 oil and gas wells in Delaware County. Four state highways, U.S. Highway 35, Interstate I-69, and eight railroad systems, built to service the industries that once operated in the congested, low-income targeted communities, produce emissions and aesthetic impacts (odor and smog) that directly affect these neighborhoods. According to the U.S.EPA, Delaware County is a Zone 1 Radon County; the highest impact rating for radon, a known carcinogen. The disproportionate exposures of poor, sensitive, and minority populations in these communities to environmental emissions, and residual contaminants on brownfield sites via direct contact and particulate and vapor inhalation, is an environmental justice concern the Coalition is eager to address. According to Scorecard.com Delaware County is in the top 80-90% of the Dirtiest/Worst Counties in the U.S. for cancer and non-cancer risk scores as well as air releases of recognized reproductive toxicants. As discussed in Section 1.b, the health impacts from environmental pollutants are greater for poor and minority populations in the Coalition Cities, therefore they are disproportionately exposed to these other cumulative issues and are without the resources to protect themselves (e.g. radon testing/mitigation, relocating), creating environmental injustices.

**b. Impacts on Targeted Community:** The Coalition has a high number of impoverished, minority and sensitive populations, including high numbers of children, women who may become pregnant, and seniors. These residents disproportionately live near brownfields in the targeted communities (Section 1.a.ii) and, as demonstrated below, continue to bear the brunt of exposures to environmental pollutants associated with working in and living near current and former industrial facilities. The contaminants found on the priority sites are known to cause cancer, respiratory problems, nerve/liver damage, and impair fetal development/cause birth defects (teratogens). Due to the proximity of current and former manufacturing plants to low-income neighborhoods, parks, and schools in the targeted communities, it is likely that children, pregnant women, and the elderly have been exposed to pollutants from brownfields via inhalation (particulates and vapors), groundwater ingestion, or direct contact. These exposures have likely played a pivotal role in the documented elevated asthma, cancer (*State Cancer Profiles, Incidence Rate Report for Indiana by County, 2007-2011*), infant mortality and birth defect rates in the community. According to the Scorecard.com Distribution of Environmental Burdens in Delaware County, the minority population ratio for exposure to releases of toxic chemicals is 3.57 times greater than the white population and 2.25 greater for exposure to Facilities Emitting Criteria Air Pollutants.

The Coalition area lung cancer incidence rates (79.7 cases/100,000 population/year) exceed the U.S. rate (64.9) by 22%, with lung cancer rates for African Americans (74.5) exceeding the U.S. rate (67.7) by 10%. The breast cancer rate for African Americans (154.1) is over 28% higher than the U.S. rate (120.3). The Coalition area childhood cancer incidence rate (20.5) is over 28% higher than the U.S. rate (16.0). Other cancers that exceed the U.S. rates include leukemia (20% higher than U.S.), cervical (16% higher than U.S.), and thyroid, which is 12% higher than the U.S. rate. The Coalition population's oral and ovarian cancer rates both exceed the Indiana rates by 12% to 15% and the U.S. rates by 11% to 16%. These elevated cancer incidence rates indicate that residents in the County have likely been impacted by both brownfields and remaining industrial operations. The Center for Business and Economic Research at Ball State University provides the Indiana State Department of Health data regarding the effects brownfields are having on fetal development and infant health. The infant mortality rate for Delaware County (9.7 per 1000 live births) exceeds the Indiana rate (7.5) by almost 30%. According to the Indiana State Department of Health, Delaware County ranks 9<sup>th</sup> (out of





Indiana's 92 counties) in birth defects and 1<sup>st</sup> in transposition of great arteries (a rate that exceeds the 2<sup>nd</sup> highest Indiana County by 82%), 2<sup>nd</sup> in microcephalus, 6<sup>th</sup> in congenital hip dislocation, and 7<sup>th</sup> in autism. Delaware County also ranks in the upper 25% in Indiana for six other birth defects. Also the Indiana State Department of Health reported Delaware County ranks 6<sup>th</sup> highest in Indiana for asthma hospitalizations and ranks in the top 20% of all Indiana counties for child asthma emergency room visits and hospitalization rates. According to the 2011 *Burden of Asthma in Indiana* report, asthma prevalence in Indiana is higher among adult females, African Americans, and low-income populations, which are more greatly affected with higher asthma rates than mid-to upper-income populations by a factor of 3. This demonstrates that there is a disproportionate health impact from pollutants from industrial operations and brownfields in the communities in which minority and low-income populations in the County reside. Health concerns for these sensitive populations are often intensified by poor nutrition and lack of access to adequate health care. The neighborhoods of East-Central Muncie, City Machine and W. Kilgore Corridor are designated by the USDA as Food Deserts, which is only being compounded by the local grocery chain closing stores this year in two locations serving the Muncie targeted communities.

The second health and welfare concern is migration of contaminants from brownfields to the White River, Buck Creek, and Mississinewa River. Contaminants in stormwater and exposed soil discharged from the priority brownfields, which are all located on or within one-quarter mile of waterways, and the many other brownfields in the County present a threat to water quality (dissolved oxygen, toxicity, etc.), sediments, and aquatic life. Both rivers are identified as impaired waterways downstream of the priority sites due the presence of mercury and polychlorinated biphenyls (PCBs) in fish tissue. Exposure to contaminated water and/or sediment is also a threat to residents who use the waterways for fishing and recreation.

The abandoned, unsafe buildings on the brownfield sites present an attractive nuisance to children and young people of the targeted communities, who may be injured or exposed to health hazards, and also serve as a haven for illegal and illicit activities that endanger nearby residents and passersby.

#### **c. Financial Need:**

**(i)Economic Conditions:** In the first 24 months of our Program, we have used or committed our hazardous substances and petroleum funds for assessments, and additional hazardous substance and petroleum assessment requests are in the pipeline. In an effort to sustain our momentum, we are requesting funds under the FY15 funding opportunity. As of November 19, 2014, our Program has expended \$303,278 of Hazardous Substances and \$130,437 of Petroleum grant funds and the remaining funds are committed. The award of USEPA assessment coalition grant funding will provide the critical, additional financial resources needed to continue identifying brownfields sites in the Coalition communities and assessing these unproductive properties to stimulate redevelopment and revitalize the targeted communities.

The Coalition's historical economic success was linked primarily to metals manufacturing and the auto industry, but that has changed. In the last decade, the City of Muncie has lost over 9.7% of the total workforce which ranks in the top 10 in the State relative to job losses. Large employers simply went out of business or left town. Since 2001, the number of manufacturing jobs within the county decreased by 203% (STATS Indiana). Employment Growth, as a percentage change of employment, has shrunk 16.7% in the Coalition from 1992-2011 as compared with a 7.3% increase for the State. Unemployment has risen, and many residents who could afford to, have left. As a result, Coalition property tax levies have declined 17.9% from 2011 to 2013. The lower tax revenue is resulting in shrinking budgets as evidenced by the Delaware County General Fund Budget, dropping 14.5% since 2010 (*Indiana Gateway for Government Units*). Budgetary pressures required the City of Muncie to close Muncie South High School and Wilson Middle School in 2014, leaving only one high school. The decline in revenue has forced the County to reduce its staff by 30 people (10%). Similarly, Muncie has been forced to reduce their workforce by 22% over the last seven years. Although the Coalition has expanded their brownfields program using its current U.S.EPA Assessment Grant (Section 5.c), its members clearly are in survival mode and have no funds with which to support assessment, cleanup and redevelopment of their brownfields, which are contributing to further deterioration of their targeted communities. There will be no significant improvement in these conditions until the hundreds of acres of brownfields are redeveloped with viable businesses and affordable housing.

**(ii) Economic Effects of Brownfields:** As shown in Section 1.a(ii), poverty rates in the Coalition area are 78% higher than the national rate, while the City of Muncie's poverty rates are more than double those of the U.S. and median household incomes and per capita incomes are 69% and 64% lower, respectively. The Delaware County poverty rate ranks 2<sup>nd</sup> in the State (STATS Indiana). The percentage of children in Delaware County



receiving reduced lunches is 11% higher than the State average. In the targeted communities, as the quantity and quality of employment left, poverty stricken-neighborhoods formed. In the East-Central Muncie and City Machine areas, the target neighborhoods are comprised of 24%-53% minorities, where residents living below the 50% poverty line are 72% to 243% higher than the national average, and unemployment rates are 75% to 270% higher than the U.S. The targeted communities also have proportionately higher numbers of sensitive populations, children, women who may become pregnant, the elderly, and the health-challenged, than other areas. The presence of priority sites (Section 1.a(iii)) and other vacant brownfields throughout these neighborhoods creates areas of blight, decreases property values. According to the Scorecard.com Distribution of Environmental Burdens in Delaware County, the families below the poverty line ratio for exposure to releases of toxic chemicals is 87% higher than families living above the poverty line. In a vicious cycle of environmental injustice, the now-vacant brownfields that used to provide local, good-paying jobs are now a blight on the community that decreases property values. Unable to afford local housing, residents abandon houses, causing more blight. Unable to find local jobs, residents are forced to travel farther for lower-wage jobs with increased transportation costs, air pollution, and greenhouse gas emissions. Compounding the problem, the Coalition members must use scarce resources to secure unsafe buildings and maintain municipal services for these areas where fewer residents live and the tax base is not sufficient to support the area served. These costs are stretching already diminished budgets.

## **2. Project Description and Feasibility of Success:**

**a(i) Project Description:** The Coalition has developed a mature, well-functioning brownfield redevelopment program supported by its FY 2012 EPA Hazardous Substances and Petroleum Assessment Grant (BF00E01073) and established by Muncie's FY2007 Hazardous Substances Assessment Grant (Section 5.c). Brownfield redevelopment was one of the primary goals identified by citizens during development of the County's Master Plan (CMP) and the Muncie Action Plan (MAP). Using the CMP and MAP, the Coalition developed the following **Assessment Grant Goals** as metrics to select sites for funding: 1. protect citizens from brownfield direct contact exposures; 2. improve the unacceptable poverty rates in targeted communities by redeveloping brownfields to create high-paying jobs; 3. mitigate exposure hazards and revitalize blighted neighborhoods without displacing residents; 4. Stimulate redevelopment to increase property values and job growth within walking distance to poor neighborhoods; 5. protect the riverine ecosystems from brownfield impacts via uncontrolled runoff and groundwater migration, and 6. support redevelopment that enhances and expands existing greenspace and linear parks, consistent with land use plans developed in the CMP and MAP. The **Assessment Grant Goals** coincide with the U.S. EPA's guiding Livability Principles.

The brownfields program approach is directed by the **Assessment Grant Goals** and will start with addressing a minimum of five sites within the targeted communities (with at least one site located within each of the Coalition members' jurisdictions). The targeted communities were chosen based on community needs and stakeholder knowledge that redevelopment of the priority sites within the targeted communities will act as catalysts, providing the greatest return on grant funds investment and in agreement with the citizens' desires.

**West Kilgore Corridor** includes the former Borg Warner factory that consists of a 1.2 million square foot building on approximately 180 acres of land in the City of Muncie and 40 additional brownfields totaling over 250 acres within the West Kilgore Corridor. Borg Warner historically employed over 6,000 people and the plant closed in 2009. Based on the enormous size, attracting a new major employer to the County would result in hundreds of jobs. A Phase I ESA of the facility is currently in process for an interested developer. Based on the RECs identified thus far (the soil and groundwater is contaminated with chlorinated and petroleum hydrocarbons and the extent hasn't been defined, suspected SVOC and metals contamination, and potential asbestos containing materials) an extensive Phase II ESA will be necessary to determine the extent of soil/groundwater contamination present at the property. Additionally, aboveground storage tanks are present and underground storage tanks (USTs) are likely present that will need to be removed. Lagoons are present along the White River that are associated with historic discharge of process water from the facility that will need to be assessed and a remediation plan developed for the property. Contaminated materials will be removed and/or exposure barriers constructed to allow safe reuse of the site, protective of the impoverished residents living in the mobile home parks adjoining the site and the White River. The additional brownfields located in the corridor include machine shops, dry cleaners, and gasoline service stations that are likely impacting the sensitive populations within the West Kilgore Corridor.

The **City Machine Neighborhood** is one of the poorest neighborhoods in Muncie. The former City Machine facility is a six-acre site with a 66,000 square foot building that closed in April 2007. It adjoins Cardinal Greenway (public trail) and the White River and is 400 feet west of an elementary school. The extent of



contamination will be determined and a remediation plan will be developed. Demolition of the building is likely and exposure and migration barriers will be constructed to protect residents and the White River. Assessment will result in improved health and welfare. A mixed use commercial redevelopment is planned.

The **East-Central Muncie** neighborhood includes the former Broderick Co, Indiana Steel and Wire and King Indiana Forge facilities comprising 75 acres that border the White River and the Cardinal Greenway Trail (linear park). The Indiana Steel and Wire site also adjoins the John Craddock Wetland Nature Preserve. These sites were active as late as June 2009 and historically employed over 1,000 people, collectively. These sites are located within impoverished minority neighborhoods, with minority rates as high as 53%, poverty rates exceeding 34% and a 10% unemployment rate. In addition these sites are at the east gateway into Muncie. Based on size and proximity to sensitive populations and ecosystems these sites are some of the Coalitions top priorities for redevelopment. A Phase I ESA and limited Phase II assessment have been completed on the Indiana Steel and Wire site to support plans to construct a hybrid vehicle research, development and manufacturing park. However, extensive Phase II assessment activities will be required and completed on the remaining sites in the East-Central Muncie neighborhood and the extent of soil and groundwater contamination will be delineated. Redevelopment will likely require remediation of soil and groundwater and construction of exposure and migration barriers. Assessment will result in improved health and welfare and protection of the sensitive ecosystems. In addition to the hybrid vehicle research, development and manufacturing park, preliminary redevelopment plans include a mixed development of commercial, industrial, residential and recreational (trail head and canoe launch) use, providing much-needed jobs and capitalizing on the amenities of the riverfront and nature preserve.

**Albany** is home to the former McCormick Brothers site, a former plating facility dating back to the early 1900's. The 10-acre site plated kitchen ware and refrigerator racks. During World War II, plating activities shifted to plating parts for shells, rockets and bombs. Reportedly chemical discharges from the plant into a creek (tributary to the Mississinewa River) resulted in the creek being called Acid Creek by local residents because of the peculiar color and burning sensations experienced from contact with the water. The site is surrounded by low-income neighborhoods. The building is currently vacant with a small portion leased by a paper business. Extensive Phase II assessment activities will be performed on the property and will include the creek where the alleged discharging occurred. Assessment will result in improved health and welfare of the citizens and protection of the Mississinewa River ecosystem. Redevelopment of this site for commercial or industrial use will provide jobs and increased tax base for Albany.

The former Colony Printing site is located in the town of **Eaton** and consists of an area comprising 7 acres and buildings totaling approximately 100,000 square feet. Previously, the site was home to Douglas Eaton Manufacturing which produced tubular chairs and dinette sets and performed metal plating. The site borders the Eaton town park to the south and the Eaton Elementary school to the east. Assessment of the site will identify and delineate contamination at the site and assess the risks to the nearby low-income residents, the park and children attending school. The site will be redeveloped for commercial use providing much-needed jobs to the poverty-stricken (15.3% poverty rate) town.

When redeveloped, these sites will increase commercial and manufacturing growth in impoverished neighborhoods. By assessing these key sites, the Coalition hopes to improve the vitality of the targeted communities, create jobs, increase greenspace and improve recreational opportunities. This approach may be revised as the project progresses if goals for intended outputs/outcomes are not being met or other community concerns arise. With this approach, the Coalition will support revitalization of hardest-hit areas, mitigate immediate health/environmental threats, provide support to enhance economic development, and create jobs. Assessment data will determine the extent of brownfields contamination; evaluate exposure pathways and develop mitigation/remediation strategies protective of human health and the environment; and support redevelopment planning and marketing of brownfields.

Muncie, the Muncie-Delaware County Economic Development Alliance (MDCEDA) and a qualified environmental consultant (the project team) will lead the brownfields program. The MDCEDA (a Muncie city department) will act as lead organization on the project. The City of Muncie, Town of Eaton, Muncie Redevelopment Commission, and Delaware County Redevelopment Commission will act as advisory members to provide guidance on how to best utilize grant funds, leverage additional funding sources, and promote viable revitalization. This is the same team managing the existing U.S. EPA Assessment Grant. The MDCEDA will be responsible for the day-to-day grant operations including: updating and maintaining the brownfields inventory; distributing information about the project to the community; selecting sites for





assessment; and tracking project progress. MDCEDA will also be responsible for procuring all contractual services, submittal of required reports to the U.S. EPA, and managing the brownfields information.

**(ii) Project Timing:** The Coalition is prepared to begin the assessment grant project immediately upon award. The Coalition will use the FY12 Assessment grant framework for the Memorandum of Understanding (MOU). After being awarded the Assessment Grant, the Coalition will prepare a Work Plan with community support (Section 3.) for U.S. EPA approval and issue a contractor request for qualifications, with a deadline of retaining a contractor within 8 eight weeks of issue. The Coalition and a qualified environmental consultant (the project team) will lead the brownfields program which will begin by preparing an overall 36-month project budget to ensure the project remains on schedule. The qualified environmental consultant will be required to submit the Quality Assurance Project Plan (QAPP) to U.S. EPA for review within six weeks of selection.

The project team will continue to expand the Coalition's brownfields inventory. Because of legal issues associated with publicly listing private properties, the inventory will continue to focus on developable sites, securing permission to add these sites to the inventory, creating a list that includes these approved sites and publicly listed contaminated sites. The Coalition, environmental consultant, and community organizations (Section 3.) will be involved in the inventory, which will continue throughout the grant period. After being deemed eligible by the U.S. EPA and community notification, sites will be assessed through performance of a Phase I Environmental Site Assessment (ESA) and/or a Phase II ESA (subsequent to QAPP approval). Protective procedures will be instituted to ensure that the community is protected from contaminants during assessment work (Section 4.a.i). Upon receipt of assessment results, the environmental consultant will work with the Coalition and partners to devise liability management, cleanup, and site use strategies that support redevelopment and improve the health of residents and the environment. After completion of initial assessment activities, investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe reuse use of the site. Contaminated sites may be entered into the Indiana Brownfields Program (IBP) or Voluntary Remediation Program (VRP). The results of assessments will be disseminated to the community via public meetings and notification of community organizations (Section 3.a.ii). If health threats are identified, IDEM and the Delaware County Health Department (DCHD) will be notified (Section 3.b.i). If needed, the Coalition will seek additional funding from local and state sources and/or the U.S. EPA (Section 2.c) for assessment activities and subsequent environmental response activities. The project team will meet monthly to ensure individual projects are progressing, the overall project schedule benchmarks are being met, and the grant project is completed within the three-year grant cycle.

**iii) Site Selection:** Additional sites, beyond the priority sites in targeted communities, will also be assessed with grant funds, including those that threaten sensitive populations/ecosystems, support redevelopments that meet the **Assessment Grant Goals**, have particular developer interest, or are specifically identified by the community. Assessment data will be used to determine the extent of contamination; evaluate exposure pathways; develop cleanup strategies that are protective of human health and the environment; and support smaller commercial/industrial redevelopments in areas with existing infrastructure. This will result in creation of local jobs and amenities without infringing on Coalition greenspace. Access will be secured prior to requesting an eligibility determination from either the U.S. EPA or IDEM. Site access will be obtained as follows:

- For property transfers, a site access agreement will be included with the purchase agreement between the current and prospective owners.
- For lender foreclosures, the Coalition will obtain an access agreement from the lender.
- For sites that present an imminent threat to public welfare or the environment, the County will use its nuisance abatement authority, or work with IDEM to obtain site access.

With this approach, the Coalition will foster revitalization of hardest-hit Muncie and support more rural areas of the County lacking the resources or experience to start or maintain a brownfields program. The Coalition will integrate high-risk and developable sites identified by the community members and community organizations (Sections 3.a, and 3.c) during inventory activities into the project and utilize appropriate grant funds to assess these sites. This approach may be revised as the project progresses if intended benefits (Section 4) are not being achieved or additional community concerns arise. The Coalition will assess a minimum of five sites using the Assessment Grant funds.

## **b. Task Description and Budget**

### **(i) Task Description:**

**Task 1 Programmatic Costs:** Programmatic costs of \$6,900 are included. Muncie is providing all personnel costs except for \$3,500 (included in the hazardous substances grant budget) for updating and maintaining



brownfields information (\$50/hour for 70 hours) at the City offices. The petroleum grant includes one person's attendance at two U.S. EPA Brownfields Conferences and one other brownfields training program (\$1,200 per trip).

**Task 2 Community Outreach:** Community outreach costs of \$5,500 are included for each grant. This includes contractual costs of \$5,000 for each grant for coordinating/conducting community involvement and outreach meetings, and Coalition costs of \$1,000 for preparing, printing, and mailing project information and marketing documents (\$500 for each grant).

Output=minimum of 3 kickoff meetings, 30 monthly meetings, 3 project closeout meetings.

**Task 3 Site Inventory and Selection:** The Coalition has an existing brownfields inventory and the budget includes inventory maintenance costs of \$5,000 (\$2,500 for each grant). This includes travel costs of \$800 for identifying new sites and showing sites to interested parties. The environmental consultant will assist in compiling the list throughout the project at cost of \$4,200 (\$2,100 for each grant).

Output=100 new brownfields identified.

**Task 4 Site Assessment:** Sites will be evaluated through performance of Phase I and/or II ESAs, conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards and practices. The Coalition will focus assessment funds on determining the nature and extent of the contamination at the priority sites where the history is already known. For these sites, a Phase I ESA may not be required. For priority sites where a property transaction is imminent, a Phase I ESA will be completed regardless of whether or not the history of the site is known. The Coalition also anticipates supporting due diligence associated with sites where developer and/or business interest occurs during the project. Based on past experience, it is anticipated that Phase I ESA costs will range from \$5,000 to \$8,000 and Phase II ESA costs will range from \$25,000 to \$60,000. The hazardous substances budget includes contractual costs of \$441,000 based on conducting fourteen Phase I ESAs at a cost of \$6,000 each (\$84,000 total), and ten Phase II ESAs at a cost of \$35,700 each (\$357,000 total). The petroleum budget includes contractual costs of \$82,000, based on conducting four Phase I ESAs at a cost of \$6,000 each (\$24,000 total) and two Phase II ESAs at a cost of \$29,000 each (\$58,000 total). These are averaged costs used for budgeting and the actual costs may vary.

Output=16 Phase I ESAs and 12 Phase II ESAs completed.

**Task 5 Cleanup Planning:** The Coalition will conduct cleanup/redevelopment planning as required by the IBP, VRP, or UST programs for brownfields where redevelopment is imminent. This may include preparation of Remediation Work Plans (RWPs), assessment of brownfields cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$45,000 (hazardous substances) and \$16,000 (petroleum), based on completing four hazardous substances RWPs at \$11,000 each and two petroleum RWPs at \$8,000 each.

Output=4 RWPs and cleanup plans completed.

**(ii) Budget Table**      **Note: 96.1% of Funds are allocated to Phase Is/Phase IIs and Cleanup Planning**

Budget Categories	Hazardous Substances Assessment Grant Project Tasks					
(programmatic costs only)	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel	3,500					3,500
Travel			400			400
Supplies		500				500
Contractual		7,000	2,100	441,000	45,500	495,600
<b>Total Budget</b>	<b>3,500</b>	<b>7,500</b>	<b>2,500</b>	<b>441,000</b>	<b>45,500</b>	<b>500,000</b>

Budget Categories	Petroleum Assessment Grant Project Tasks					
(programmatic costs only)	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
Personnel						
Travel	2,400		400			2,800
Supplies		500				500
Contractual		4,600	2,100	82,000	8,000	96,700
<b>Total Budget</b>	<b>2,400</b>	<b>5,100</b>	<b>2,500</b>	<b>82,000</b>	<b>8,000</b>	<b>100,000</b>



**c. Ability to Leverage:**

Assessment Grants are vital for catalyzing brownfields redevelopment projects because they cover site assessment costs needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The Coalition understands this grant will not be a complete cure to the conditions brownfields have created and additional sources of funding to ensure a successful program will be required. The Coalition therefore is pledging significant resources to the project and will secure additional funds to supplement this grant. With the grant and supplemental leveraged funds, the Coalition will be able to immediately tackle these projects and facilitate redevelopment.

<b>Source</b>	<b>Resources Leveraged/Role of Resources</b>	<b>Estimated Value</b>	<b>Likelihood</b>
<b>Assessment Leveraging</b>			
Environmental Consultant	Documentation/reporting including: monthly grant status reports, QAPP and HASPs, attendance at project administrative meetings.	<b>\$10,000</b> (100 hrs. at \$100/hr.)	100% Consultant required to provide in-kind resources
Coalition Members <sup>1</sup>	1) Meeting rooms, educational materials, and staff needed for press releases, meetings/hearings, website updates maintenance of Facebook /LinkedIn to support community outreach. 2) Staff to document site selection process and oversee grant financial transactions to support programmatic activities. 3) Site access support (clearing of brush and debris, building access, etc ) to support Phase I and II ESA activities.	<b>\$50,000</b> for outreach/Site selection (1,000 hours at \$50/hour)  <b>\$600</b> for meeting room facilities from the Town of Eaton  <b>\$30,000</b> for site access (equipment /staff costs for twenty days @ \$1,500 per day)	100% Coalition will require its members to provide in-kind services
IMCP/US EDA Grant	Tri-County Economic Vision and Manufacturing Planning	<b>\$300,000</b> (inc.\$50,000 Coalition match)	100% grant awarded
East Central Neighborhood Association (ECNA) <sup>1</sup>	ECNA will assist the Coalition with community outreach/education of the brownfields program.	<b>\$1,200</b> (30 labor-hours)	100% Commitment Letter attached
Christian Ministries of Delaware County (CMDC) <sup>1</sup>	CMDC will assist the Coalition with community outreach/education of the brownfields program.	<b>\$1,200</b> (30 labor-hours) <b>\$600</b> for meeting room facilities	100% Commitment Letter attached
<b>Cleanup and Redevelopment Leveraging</b>			
Delaware County Tax Increment Financing (TIF) districts <sup>1</sup>	Property tax revenue generated from redevelopments used for site acquisition, public infrastructure improvements, and site improvements	Depends on value of redevelopment	100% if redevelopment occurs in TIF district
Muncie Revolving Loan Fund <sup>1</sup>	Low interest loans for site acquisition, plant construction, and equipment purchase/lease	<b>\$10,000 to \$450,000</b> per loan	100% if eligible
Muncie-Delaware County Microloan <sup>1</sup>	Low interest loans for site acquisition, plant construction, and equipment purchase/lease	<b>\$25,000</b> per loan	100% if eligible
Rural Revolving Loan <sup>1</sup>	Low interest loans for site acquisition, plant construction, and equipment purchase/lease outside city of Muncie	<b>\$40,000</b> per loan	100% if eligible

<sup>1</sup> Commitment letters are included in Attachment A and C.

The following existing state and federal leveraging resources are also available by application:

- Office of Community and Rural Affairs – Indiana Main Street, Demolition Grants
- U.S. EPA Clean Water State Revolving Fund and Indian Brownfields Program (IBP) RLF – loans for cleanup/remediation activities.
- Excess Liability Trust Fund (ELTF) – reimbursement of monies spent to clean up petroleum releases from underground storage tanks (USTs).



- State of Indiana Economic Development for a Growing Economy, Headquarters Relocation Tax Credit, Hoosier Business Investment Tax Credit, and Industrial Recovery Tax Credit - tax credits and abatements for redevelopments.
- Additional U.S. EPA Cleanup, and RLF Grants – cleanup (\$200,000/grantee-owned site), and RLF (up to \$1 million)

### **3. Community Engagement and Partnerships**

#### **a. Plan for Involving Targeted Community and Other Stakeholders; and Communicating Project Progress:**

##### **(i) Community Involvement Plan**

The cornerstone of this brownfields initiative is the involvement of stakeholders and the affected communities, the development of partnerships, and the engagement of individual partners with each other. Our outreach will be broad but targeted and we will use methods that have been successful for both the Muncie Action Plan and the County's Comprehensive Plan. During formation of the plans, feedback from citizens and community leaders guided the development of the plans' goals. Individual partners have a stake in the success of this project and the Coalition intends to continue inclusive and comprehensive outreach to our stakeholders in the neighborhoods surrounding the priority sites, during the Assessment Grant project.

##### **(ii) Communicating Progress**

Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (Muncie Star press, Ball State Daily news), and by posting a notice on the Coalition members' and the MDCEDA websites. The Coalition will place advertisements on the local area radio stations (WXFN 1340 AM, WLHN 990 AM, WERK 104.9 FM, and WLBC 104.1 FM) to reach the less literate members of the community and those without internet service, and send written or electronic notices to local business leaders. The Coalition will establish a Facebook and LinkedIn group for the grant, to allow the community to interact with the Coalition during the entire project. The Coalition will include instructions on reaching these internet forums in the initial press release. In the poverty-stricken areas of Muncie and Delaware County and in the areas with significant African American populations, the Christian Ministries of Delaware County (CMDC) will be vital to community involvement. The CMDC is a group of churches and volunteers that provide services to impoverished residents and acts as a liaison between poor and minority populations, Coalition organizations, and local health organizations. Information regarding the assessment grant and availability of the draft Work Plan will be provided to the CMDC, which will disseminate it to the poor and minority populations it serves. Approximately 1.8% of the County's population is Hispanic, (*US. Census, 2010*); therefore, the Coalition will also place advertisements on the area's bilingual radio station (WSYW 810 AM) and make written materials available in Spanish. Hard copies of the draft Work Plan will be located at the MDCEDA, City of Muncie offices, the County offices, and local public libraries to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to the Coalition, electronically (Facebook/LinkedIn), or in writing via email or letters. The comments will be discussed during a public meeting hosted by the Coalition. The draft Work Plan will be modified in response to comments.

Following Work Plan approval, the Coalition will schedule kick-off meetings to acquaint the communities with the project and goals. The meetings will be held at various locations within the County with at least one of the kick-off meetings broadcast via a webinar for citizens who cannot attend the meetings, with additional meetings scheduled if needed. The Coalition will ask the public to identify sites they consider to be brownfields and sites they feel are impacting health and welfare. These sites will be added to the inventory of developable sites. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and the City of Muncie and the Delaware County websites. As sites are selected, the Coalition will present the reasoning for selection at a public meeting and solicit feedback. The Coalition will use community comments, project viability, and compatibility with the **Site Assessment Grant Goals** as metrics to access grant funds. Monthly updates will be provided at City and County commission meetings and the project team will attend community organization meetings to discuss projects/site assessments. Where appropriate, a translator will be employed to assist with the County's Hispanic community's participation in the process. After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the Coalition members' websites, Facebook, and LinkedIn. If health threats are identified, the Coalition will send written notices to impacted citizens and contact the Delaware County Health Department (Section 3.b.i). When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. At project close-out, the Coalition



will hold a final public meeting to notify citizens of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Coalition members' websites, Facebook, and LinkedIn.

**b. Partnerships with Government Agencies:**

**(i) Local/State/Tribal Environmental Authority:** The Coalition will continue to engage local and state environmental/health agencies, using relationships developed during their Assessment Grant programs, to ensure that the project is successful and human health and the environment are protected. The partnership established with IDEM and the Indiana Brownfields Program (IBP) through the Coalition's existing U.S.EPA Brownfields Assessment Grant program will be continued to ensure future assessment, cleanup, and redevelopment of brownfields is conducted in compliance with the rules and guidance promulgated by the IDEM Remediation Closure Guide (RCG). Partnering with IDEM and IBP staff will be important for acquisition of technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When petroleum-impacted sites are identified for potential assessment, the IDEM will be involved in the site eligibility determination. The IDEM will review and approve Remediation Work Plans and Remediation Completion Reports for sites where response actions are completed. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, especially as related to off-site exposures, IDEM and the Delaware County Health Department (DCHD) will be notified and brought in as project partners to provide appropriate notice, information, and services to the affected population. The cleanup criteria established by IDEM under the RCG will be used to identify and address on-site health and environmental threats.

There are no U.S. EPA Environmental Workforce Development and Job Training programs currently operating within the Coalition limits. The Coalition plans to use the local Indiana Workforce Board (WorkOne Muncie) to connect with the available workforce and promote local hiring for brownfields assessment and redevelopment activities. The Coalition will use its connection with Ball State University to link residents to education and training necessary to learn the skills needed to secure employment in the environmental field, and provide students with work experience and spur their interest in the community and in a career in brownfields redevelopment. The Coalition will encourage the environmental consultant to provide students with Phase I/II ESA demonstrations. This will give students experience and direct contact with an environmental employer.

**(ii) Other Relevant Governmental Agencies:** The Coalition will continue their partnership with the U.S. EPA, developed during previous Assessment Grants, to secure site eligibility determinations, Sampling and Analysis Plan (SAP) and Quality Assurance Project Plan (QAPP) approvals. The DCHD has been actively involved in education/notification, testing and monitoring, and exposure evaluations in Coalition area. The DCHD works with the CMDC to educate impoverished citizens on available health resources and provide basic health screening (blood pressure, cholesterol, etc.). The DCHD provides education and resources for women in low-income areas via the Healthy Mothers Healthy Babies Partnership and Helping Hands Health Fair. The expertise and experience of DCHD will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; conduct notification and education programs; and perform health testing if contaminant migration from a site is confirmed.

**c. Partnerships with Community Organizations:**

**(i) Community Organization Description and Role:** The following community-based organizations will be directly involved in the Assessment Grant project. The Coalition already works with these organizations and will continue those partnerships throughout the project.

**Ball State University (BSU):** Ball State University Students will participate in Brownfield assessment activities by conducting ground surveys as part of inventory preparation to identify/ prioritize developable sites. Approximately 60 students will participate and volunteer 20 hours to the Coalition's Assessment Grant.

**Christian Ministries of Delaware County (CMDC):** CMDC is a network of churches and organizations to provide services to the poor and minority populations in Delaware County. CMDC also runs a social justice network and seeks to improve neighborhoods by creating opportunities for residents to become self-sufficient and economically independent. The CMDC will assist the Coalition by providing input as to whether the specific neighborhood (local) needs are being met by redevelopment projects. As previously discussed, CMDC will also assist with community outreach and education of the program. CMDC will volunteer 30 hours to the Coalition's Grant and host three outreach meetings.

**East Central Neighborhood Association (ECNA):** The ECNA is a community organization that works to improve the Muncie East Central Neighborhood, where the pending priority brownfield redevelopment will occur and also borders the West Kilgore Corridor. The ECNA will assist the Coalition by providing guidance to ensure that the housing and economic needs of the neighborhood are being met and will assist with community outreach as previously discussed. ECNA will volunteer 30 hours to the Coalition's Grant.





**Muncie-Delaware Clean and Beautiful (MDCB):** The MDCB is a county-wide group of volunteers dedicated to natural beautification projects, protecting the White River and Mississinewa River, organizing and performing monthly community cleanup days and assisting in developing urban community gardening. The MDCB will provide input regarding cleanup and development along the rivers as well as public education related to preservation and watershed management.

**Muncie Delaware Chamber of Commerce (Chamber):** The Chamber works to represent and promote Delaware County businesses and encourage business/industrial investment in the community. The Chamber will assist in identifying additional brownfields; support redevelopment planning in the County, help market assessed brownfields, and inform businesses and developers of the availability of grant funds.

#### (ii) Letters of Commitment

Letters of Commitment from the above referenced community organizations are in Attachment C.

**4. Project Benefits:** The **Assessment Grant Goals** support growth that enhances the quality of life, creates economic vitality, preserves existing neighborhoods and eliminates environmental injustice. With an Assessment Grant, the Coalition will incentivize brownfield redevelopment in the targeted communities and support the micro communities unable to develop and manage their own brownfields programs.

#### a. Health and/or Welfare and Environment

**(i) Health and/or Welfare:** The health, safety and welfare of Coalition residents will be enhanced through cleanup and redevelopment of the priority brownfields by eliminating contamination sources and emissions, removing hazardous building materials and installing exposure barriers and controls, securing or removing dangerous buildings, preventing future releases, and monitoring residual contamination exposures. This will improve the local environmental and allow the land to be put back into productive use, providing economic benefits and safe, affordable, and equitable places to live, work and play. The documented elevated asthma, cancer rates, infant mortality and birth defect rates in the communities will be abated when exposures to contaminants and other dangers on priority sites are mitigated (see following table). Similar benefits can be expected from redevelopment of other brownfields present in the Coalition communities.

Targeted Area	Redevelopment Outcomes
Eaton	The site will be secured, asbestos and lead-based paint will be abated. Soil contamination will be removed or capped and impacted groundwater will be remediated to limit vapor intrusion/inhalation health risks for residents and park users. The site will be redeveloped with a high tech manufacturer.
East Central Muncie	The sites will be secured and remaining building foundations will be demolished/recycled. Surface soil contamination will be removed or capped, and impacted soil and groundwater will be remediated to limit vapor intrusion/inhalation health risks for minority residents and users of the adjoining Cardinal Greenway and migration to the Craddock Wetland Nature Preserve and White River. The developer (an innovative patented hybrid construction equipment inventor/manufacturer) plans to construct a hybrid vehicle research, development and manufacturing park. The industrial park is planned to contain multiple pedestrian parks which will connect portions of East Muncie with the Cardinal Greenway and will also contain a canoe launch on the White River.
West Kilgore Corridor	The former Borg Warner sites will be secured and asbestos and lead based paint will be abated. The lagoons will be cleaned up and capped, protecting the nearby minority and poor residents from vapor intrusion/inhalation health risks and adjoining White River. Soil impact will be removed/capped and contaminated groundwater remediated to limit vapor intrusion and migration to the White River. The site will be redeveloped with high tech manufacturers and a portion as a manufacturing incubator.
City Machine	Waste and debris will be removed and recycled as applicable. The extent of VOCs solvent and metals impacted soil and groundwater will be identified and cleaned up to address direct contact and ingestion concerns for low-income residents and the nearby school students. If needed, an exposure barrier will be constructed to allow safe site redevelopment with a mixed-use commercial/residential development. Potentially impacted storm water will be eliminated, protecting the White River.
McCormick Brothers	Hazardous building materials will be identified and abated. The extent of metals/organics impacted soil and groundwater will be assessed. Impacted soil will be removed and disposed to prevent future inhalation and direct contact concerns for low-income residents and migration of contaminants to the Mississinewa River and Acid Creek. Site will be redeveloped with a commercial business.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where sampling will occur, and access to the site will be controlled during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates



and vapors will be monitored and controlled. Investigation derived waste will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the Coalition and/or a developer determine how to protect the community during redevelopment activities.

**(ii) Environmental Benefits:** The cleanup of brownfields along the White and Mississinewa rivers, including on-site stormwater management, will also limit uncontrolled, nonpoint pollution sources and illicit discharges into the rivers. This will reduce contaminant loads and improve water quality and aquatic life so the rivers can become safe, accessible, focal points of the communities and support renewed fishing and recreational activities. These benefits coincide with the **Assessment Grant Goals and Livability Principles** and visions of improving the quality of residential districts, enhancing the area's image, and protecting local environmental resources that are enshrined in CMP and MAP.

#### **b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

**i. Planning, Policies, and Other Tools:** Sustainable development principles including focusing development on existing cities, matching land uses to available infrastructure, and protecting natural resources and greenspace are woven into the Comprehensive Plans. Because most brownfields in the County are abandoned/underutilized manufacturing buildings located in areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. The Coalition has decided that Assessment Grant funds and other local programs will only be provided for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. By incentivizing brownfields redevelopment, the Coalition will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing air emissions (greenhouse gases, particulate matter) from construction. Coalition members will be involved in the redevelopments and will encourage/require the use of "green" site investigation (e.g., in-situ data loggers, direct-push drilling) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during brownfields site cleanup and redevelopment. The Coalition will encourage incorporating innovative stormwater management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of low-volatile materials into brownfields redevelopments. When existing buildings must be removed, the Coalition will encourage deconstruction, rather than traditional demolition of buildings. As part of the redevelopment of the priority sites, the Coalition can encourage the installation of energy efficient heating/cooling and lighting systems, resulting in a reduction in electricity and natural gas usage and reduced operating costs for occupants. The Coalition is working with the private developer of the East Central Muncie priority sites. The proposed electric vehicle R&D complex, promoting green energy, is being designed with Leadership in Energy and Environmental Design (LEED) certified buildings and will include a considerable expansion of greenspace, including a canoe launch, and walkable corridors throughout the complex that will connect nearby neighborhoods with the Cardinal Greenway and White River. The complex will stimulate other alternative energy research/manufacturers, will incorporate urban stormwater management systems for zero discharge and will reuse the existing infrastructure servicing the site. These sustainable development approaches will help the Coalition reuse existing resources, reduce fossil fuel use and emissions, and minimize its energy use and waste generation during brownfields redevelopment.

#### **ii. Integrating Equitable Development or Livability Principles**

Redevelopment of these brownfields epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods to directly benefit residents. Because this work will be completed on existing commercial/industrial sites, residents will reap the benefits without being displaced. These outcomes coincide with the Livability Principles of increasing economic competitiveness; leveraging federal investment; and valuing and supporting communities and neighborhoods that were adopted by the partnership between the U.S. EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth. The redevelopment of brownfields will also limit nonpoint pollution sources and discharges to improve water/sediment quality in streams and river ecosystems, reducing contaminants and improving aquatic life and increasing recreational opportunities.

**c. Economic and Community Benefits:** Redevelopment of Coalition brownfields will help stabilize the economy, increase the tax base, create jobs, increase home equity and provide new affordable housing, which meets the Coalition's Comprehensive Plans goals to promote commercial/industrial expansion in targeted communities, create vibrant business districts, and preserve and enhance natural amenities/greenspaces.

**(i) Economic Benefits:** One of the most important benefits of brownfields redevelopment will be restoration, through reinvestment in the Coalition's downtown business districts and surrounding areas, of living-wage jobs within walking distance of the minority and poverty-stricken neighborhoods. This is one of the highest priorities in the Coalition members' Comprehensive Plans. The redevelopment of commercial buildings in downtown



corridors of Muncie will create mixed-use units, providing affordable housing with easy access to commercial and retail amenities. Establishing urban living communities attractive to younger citizens is critical to stop the exodus of Ball State graduates and retain younger professionals, which is crucial to maintaining a diverse and vibrant economy and attracting new businesses to the County. Redevelopment of brownfields in East Central Muncie, City Machine (Muncie), Eaton, Albany, and the West Kilgore Corridor with new commercial and high-tech manufacturing companies will provide new employment opportunities within walking distance to the nearby poverty-stricken and minority neighborhoods. Increased housing, retail, recreational, educational, and employment options are expected to improve living conditions in the struggling downtown neighborhoods and attract additional service industry and retail development, further revitalizing the downtown areas and improving the tax bases of the Coalition communities. More importantly, the Coalition will have a more heterogeneous economic base, rendering it less vulnerable to disproportionate impact from economic fluctuations in one market sector. These outcomes coincide with the Livability Principles of valuing and supporting the community and its neighborhoods and increasing economic competitiveness. In addition to improving the property and income tax bases, the redevelopment of priority brownfields in the five targeted communities will have the following direct economic benefits:

- **East Central Muncie Sites:** Construction of the new hybrid vehicle manufacturing industrial park will result in an investment of over \$30 million (~\$900,000 annual tax revenue), support over 100 construction jobs, and create up to 350 new high-paying manufacturing jobs for area residents.
- **West Kilgore Corridor:** Redevelopment of Borg Warner with high tech manufacturing and incubator space will result in investment of over \$20 million (~\$600,000 annual tax revenue), support over 80 construction jobs and create up to 600 new manufacturing jobs for area residents.
- **Eaton:** Redevelopment of the former Colony Printing and plating facility with high tech manufacturing will result in investment of over \$2 million (~\$60,000 annual tax revenue), and create up to 50 new manufacturing jobs for area residents.
- **City Machine** Mixed-use development or high-tech manufacturing in one of the poorest tracts in Muncie will create job opportunities or new low-income residences with easy access to commercial/retail amenities. Anticipated investment of over \$3 million, (~\$60,000 annual tax revenue), creating approximately 100 jobs.
- **Albany:** Redevelopment and reuse of the McCormick Brothers site as a commercial enterprise is expected to add up to 100 jobs with a private investment of \$2 million (~\$60,000 annual tax revenue).

**(ii) Job Creation Potential: Partnerships with Workforce Development Programs:** There are no U.S. EPA Environmental Workforce Development and Job Training programs currently operating in the Coalition area; however, the Coalition will reach out to the programs in Indianapolis (60 miles southwest) to determine if local candidates are available. The Coalition will partner with Ball State University and the WorkOne Muncie workforce development program to link residents to the education and training necessary to obtain the environmental, construction, and engineering skills for employment in the brownfield assessment, cleanup, and redevelopment fields. Once trained, these residents can be hired by firms who are completing the activities on priority sites. The Coalition will update Ball State University and WorkOne Muncie program directors on the status of projects to provide their students with potential employment opportunities.

## **5. Programmatic Capability and Past Performance**

**a. Programmatic Capability:** The Coalition is ready to implement an Assessment Grant and will seek approval to begin community outreach activities prior to Cooperative Agreement (CA) approval. The project team will consist of the existing FY12 Assessment Grant members and include representatives from the City of Muncie, MDCEDA, the town of Eaton, Delaware County and an environmental consultant. The MDCEDA will serve as the lead agency. Mr. Brad Bookout, Assistant Director, who will serve as the Project Director, has over 11 years of experience as a project manager working with planning and economic development projects in Muncie and Delaware County. Additionally, Mr. Bookout is Project Director for the Coalition's FY2012, \$591,600, U.S. EPA Brownfields Assessment Grant. The City and County's Redevelopment Commissions will support Mr. Bookout and provide guidance on use of grant funds. The Coalition will endeavor to maintain the grant management team in place during the entire grant project. The Coalition's plan for management continuity in the event of loss of the project director relies on the availability of Mr. Arron Kidder, Special Assistant to the Muncie Mayor's Office, representatives from the County and Eaton, and the environmental consultant. Mr. Kidder has three years of experience managing municipal projects, is familiar with the Automated Standard Application for Payments (ASAP) system, and brownfield redevelopment as it pertains to Muncie and the surrounding County. Mr. Kidder will continue to be involved and become intimately familiar with grant operations so he can immediately step in as interim or replacement Project Director in case of loss or re-assignment of the active Project Director. Mr. Kidder, the County and Eaton representatives, and the environmental consultant will have the primary responsibility for continued operations, selection, and training of



a successor project director, should it become necessary. The City of Muncie Controllers Office will provide financial tracking and grant documentation support to ensure that grant reporting requirements are met.

The Coalition will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the Assessment Grants and to conduct the environmental assessments. The environmental consultant will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The selected consultant will be experienced in all aspects of U.S. EPA Assessment Grant management and will have demonstrated extensive experience with, and understanding of, the Indiana Voluntary Remediation Program (VRP), managed at least five U.S. EPA Assessment Grants projects, and successfully managed at least three successful brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged. The MDCEDA works to encourage new and existing businesses in the County and provide access to real estate to support continuing economic growth. The MDCEDA is also closely involved in marketing County properties to new developers/businesses. The MDCEDA will advise the Coalition on appropriate types of reuse for brownfields, marketing brownfields, assisting with the site selection process, and promoting available brownfields incentives to developers and businesses.

**b. Adverse Audits:** Neither the City of Muncie or the Coalition members have received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

**c. Past Performance and Accomplishments:**

**(i) Currently or has ever received an EPA Brownfields Grant:** The Coalition was awarded U.S. EPA Assessment Grants (BF00E01073) for hazardous substances (\$400,000) and petroleum products (\$191,600) in 2012 (October 2012-September 2015). Mr. Brad Bookout, is responsible for grant management. Additionally, the City was awarded a \$200,000 USEPA Hazardous Substances Assessment Grant in 2007, which was closed out in September, 2010, with no remaining funds in balance.

**1. Compliance with Grant Requirements:** The Coalition developed Work Plans and successfully negotiated a Cooperative Agreements (CA) with the U.S. EPA in 2012. The Coalition has complied with the Work Plans and their associated schedules, terms, and conditions. The Coalition submitted and received approval of a Quality Assurance Project Plan (QAPP) and associated updates, has complied with quarterly reporting and annual financial status reporting requirements, and has maintained complete and updated ACRES database entries for each site assessed with grant funds. **The Coalition has a brownfields program and a FY2012 U.S.EPA Brownfield Assessment Grant. All of these grant funds have been spent or are allocated.** The Coalition has supported the assessment of 28 sites throughout the Coalition area. The \$43,104.35 (Hazardous Materials) and \$38,652.23 (Petroleum) of remaining FY2012 grant funds are committed to ongoing redevelopment projects and the remaining funds will be expended by May 2015.

**2. Accomplishments:** Cumulatively for the FY2012 grants, the following outputs have been achieved: 26 Phase I ESAs and 20 Phase II ESAs have been/are being completed; cleanup planning was completed at three sites; a Risk Assessment supported the redevelopment of a 13.32-acre, paper-processing site into greenspace. The six-acre former Twoson Tool facility was assessed in support of redevelopment as an industrial incubator, resulting in \$1,700,000 of investment and creation of 50 jobs. An industrial dry cleaning site is being redeveloped with \$470,000 of private funding as the Eastern Gateway Park in downtown Muncie. A 3.96-acre machine shop in Muncie was assessed and is being redeveloped as a commercial business with a \$2,000,000 private investment that will create 30 jobs and a \$22,000 annual tax base increase. A gasoline service station has been redeveloped as residential housing with \$120,000 of private investment. With these grants, the Coalition has supported the following outcomes: assessment of 301 acres of brownfields, redevelopment of 10.54 acres with \$4,290,000 in leveraged funding, creation of 18.93 acres of greenspace, and creation of over 80 jobs. These outputs and outcomes have been reported in the ACRES system. The Coalition feels the grants are successfully supporting smaller redevelopments in the Coalition communities; however, many large, priority brownfields remain within the targeted communities. These need to be cleaned up and redeveloped to create healthier, safer, and more equitable and livable communities.



### Appendix 3

#### Assessment Other Factors Checklist

Name of Applicant: City of Muncie Coalition

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
X	Project is primarily focusing on Phase II assessments.	8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
X	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	1, 5, 6
	Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	



	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**ATTACHMENT A**  
**THRESHOLD DOCUMENTATION AND LETTERS OF COMMITMENT FROM COALITION MEMBERS**



Printed on recycled paper

## THRESHOLD CRITERIA

### FY 2015 U.S. EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION

Submitted By: City of Muncie, Town of Eaton, and Delaware County, Indiana

#### THRESHOLD CRITERIA

1. **Applicant Eligibility:** The City of Muncie, Town of Eaton, and Delaware County have formed a coalition (the Coalition) to apply for a Hazardous Substances and Petroleum Assessment Grant. These municipalities are General Purpose Units of Local Government in the State of Indiana. The City of Muncie will be the grant recipient and serve as the lead community for the Coalition. Letters of acknowledgement from Coalition members are included in Attachment A.
2. **Letter from the State or Tribal Environmental Authority:** A letter from the Indiana Department of Environmental Management (IDEM) is included in Attachment B.
3. **Community Involvement:** The cornerstone of this brownfields initiative is the involvement of stakeholders and the affected communities, the development of partnerships, and the engagement of individual partners with each other. Our outreach will be broad but targeted and we will use methods that have been successful for both the Muncie Action Plan and the County's Comprehensive Plan. During formation of the plans, feedback from citizens and community leaders guided the development of the plans' goals. Individual partners have a stake in the success of this project and the Coalition intends to continue inclusive and comprehensive outreach to our stakeholders in the neighborhoods surrounding the priority sites, during the Assessment Grant project.

Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspapers (Muncie Star press, Ball State Daily news), and by posting a notice on the Coalition members' and the MDCEDA websites. The Coalition will place advertisements on the local area radio stations (WXFN 1340 AM, WLHN 990 AM, WERK 104.9 FM, and WLBC 104.1 FM) to reach the less literate members of the community and those without internet service, and send written or electronic notices to local business leaders. The Coalition will establish a Facebook and LinkedIn group for the grant, to allow the community to interact with the Coalition during the entire project. The Coalition will include instructions on reaching these internet forums in the initial press release. In the poverty-stricken areas of Muncie and Delaware County and in the areas with significant African American populations, the Christian Ministries of Delaware County (CMDC) will be vital to community involvement. The CMDC is a group of churches and volunteers that provide services to impoverished residents and acts as a liaison between poor and minority populations, Coalition organizations, and local health organizations. Information regarding the assessment grant and availability of the draft Work Plan will be provided to the CMDC, which will disseminate it to the poor and minority populations it serves. Approximately 1.8% of the County's population is Hispanic, (*US Census, 2010*); therefore, the Coalition will also place advertisements on the area's bilingual radio station (WSYW 810 AM) and make written materials available in Spanish. Hard copies of the draft Work Plan will be located at the MDCEDA, City of Muncie offices, the County offices, and local public libraries to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to the Coalition, electronically (Facebook/LinkedIn), or in writing via email or letters. The comments will be discussed during a public meeting hosted by the Coalition. The draft Work Plan will be modified in response to comments.

Following Work Plan approval, the Coalition will schedule kick-off meetings to acquaint the communities with the project and goals. The meetings will be held at various locations within the County with at least one of the kick-off meetings broadcast via a webinar for citizens who cannot attend the meetings, with additional meetings scheduled if needed. The Coalition will ask the public to identify sites they consider to be brownfields and sites they feel are impacting health and welfare. These sites will be added to the inventory of developable sites. The meeting presentation materials and minutes will be posted on Facebook, LinkedIn, and the City of Muncie and the Delaware County websites. As sites are selected, the Coalition will present the reasoning for selection at a public meeting and solicit feedback. The Coalition will use community comments, project viability, and compatibility with the **Site Assessment Grant Goals** as metrics to access grant funds. Monthly updates will be provided at City and County commission meetings and the project team will attend community organization meetings to discuss projects/site assessments. Where appropriate, a translator will be employed to assist with the County's Hispanic community's participation in the process. After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, providing results of the assessments, and explaining health and environmental impacts. Assessment results will be posted on the Coalition members' websites, Facebook, and LinkedIn. If health threats are identified, the Coalition will send written notices to impacted citizens and contact the Delaware County Health Department. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. At project close-out, the Coalition will hold a final public meeting to notify citizens of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Coalition members' websites, Facebook, and LinkedIn.

4. **Site Eligibility and Property Ownership Eligibility:** This application is for a community-wide Coalition Brownfields Assessment Grant. Consequently, site eligibility and property ownership eligibility criteria are not applicable.



MAYOR DENNIS TYLER  
**City of MUNCIE**  
MUNCIE, INDIANA

December 15, 2014

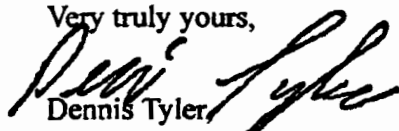
Environmental Management Support, Inc.  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue  
Suite 500  
Silver Spring, MD 20910

Re: Leveraged Local Government Resources for  
FY2015 U.S.EPA Brownfields Assessment Grants  
Delaware County, Indiana

Dear Mrs. Cromwell:

The City of Muncie is the lead applicant for a coalition consisting of Muncie, Delaware County and the Town of Eaton. The City of Muncie (the City) with the cooperation and participation by Delaware County and the Town of Eaton, as fellow Coalition members, is providing this letter as documentation of its commitment to provide as much in-kind local government staff resources as are humanly and fiscally available to support implementation of two FY2012 U.S. EPA Brownfields Assessment Grants (\$500,000 for Hazardous Substances and \$100,000 for Petroleum). Specifically, the City hopes to be in a position to provide staff time (including grant project manager and staff) to support programmatic, community outreach functions and site selection associated with the Assessment Grant Project. These services would likely include such things as preparation of quarterly reports, progress meetings, financial tracking, preparation and distribution of Project information, hosting public meetings, and coordination with U.S. EPA personnel. Given adequate personnel and time, the value of these in-kind services could reach as much as \$25,000 (500 hours at an average hourly rate of \$50). Also, with the cooperation and participation by Delaware County and the Town of Eaton, and given adequate personnel and time, the City will do all it can to provide site access assistance such as clearing brush and debris and building access to support assessment activities when needed. The value of these in-kind services could reach approximately \$15,000 (10 days at \$1,500 per day).

Very truly yours,

  
Dennis Tyler  
Mayor, City of Muncie





**DELAWARE  
COUNTY  
COMMISSIONERS**

James King  
*District #1*

Sherry K. Riggan  
*District #2*

Larry W. Bledsoe, Jr.  
*District #3*

Patricia Lackey  
*Executive Assistant*

100 West Main Street  
Room 309 County Building  
Muncie, Indiana 47305  
Telephone 765.747.7730  
Fax 765.747.7899

*An Equal Opportunity Employer*

December 15, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: FY2015 U.S. EPA Brownfields Assessment Grant Coalition

Dear Mayor Tyler:

Delaware County acknowledges membership in the coalition comprised of the Delaware County, the Town of Eaton, and the City of Muncie (collectively, the Coalition), constituted for the purpose of applying for a FY2015 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant. Delaware County is a General Purpose Unit of Local Government in the State of Indiana. Delaware County understands the Coalition is applying for a \$600,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that the City of Muncie will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, Delaware County understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

Delaware County fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for the mutual benefit of the Coalition communities.

Sincerely,

James King,  
President, Delaware County Commissioners



**DELAWARE  
COUNTY  
COMMISSIONERS**

James King  
*District #1*

Sherry K. Riffin  
*District #2*

Larry W. Bledsoe, Jr.  
*District #3*

Patricia Lackey  
*Executive Assistant*

100 West Main Street  
Room 309 County Building  
Muncie, Indiana 47305  
Telephone 765.747.7730  
Fax 765.747.7899

*An Equal Opportunity Employer*

December 15, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Leveraged Local Government Resources for  
FY2015 U.S. EPA Brownfields Assessment Grant Coalition

Dear Mayor Tyler:

Delaware County (County) with the cooperation and participation by the City of Muncie and the Town of Eaton, as fellow Coalition members, is providing this letter as documentation of its commitment to provide in-kind local government staff resources to support implementation of the FY2015 U.S. EPA Brownfields Assessment Grant. Specifically, the County hopes to be in a position to provide staff time to support community outreach functions, preparation and distribution of Project information, hosting public meetings, and other tasks as determined by the Coalition members.

Given adequate personnel and time, the value of these in-kind services could reach as much as \$25,000 (500 hours at an average hourly rate of \$50). Also, with the cooperation and participation by the City of Muncie and the Town of Eaton, and given adequate personnel and time, the County will do all it can to provide site access assistance such as clearing brush and debris and building access to support assessment activities when needed. The value of these in-kind services could reach approximately \$15,000 (10 days at \$1,500 per day).

Sincerely,

James King,  
President, Delaware County Commissioners

December 8, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: FY2015 U.S. EPA Brownfields Assessment Grant Coalition

Dear Mayor Tyler:

The Town of Eaton acknowledges membership in the City of Muncie Brownfield Assessment Grant Coalition (the Coalition) consisting of the City of Muncie, the Town of Eaton and Delaware County, constituted for the purpose of applying for a U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to help foster brownfields redevelopment in the Coalition communities. The Town of Eaton is a General Purpose Unit of Local Government in the State of Indiana. The Town of Eaton understands the Coalition is applying for a \$600,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that the City of Muncie will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the Town of Eaton understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Town of Eaton would be pleased to commit the town hall conference facilities for use in conducting at least three community outreach meetings during the grant period (valued at \$200 per meeting).

The Town of Eaton fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Foster', with a stylized flourish at the end.

Mike Foster,  
Vice President of Eaton Town Board

**ATTACHMENT B**  
**LETTER FROM STATE AUTHORITY**



Printed on recycled paper



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
*Governor*

Thomas W. Easterly  
*Commissioner*

December 19, 2014

Mr. Brad Bookout  
Assistant Director Business Development  
City of Muncie/ Muncie-Delaware County Economic Development Alliance  
401 South High Street, PO Box 842  
Muncie, Indiana 47308

Re: U.S. EPA Brownfields Grant Proposal  
IDEM Acknowledgement Letter  
Coalition Assessment  
Hazardous Substances and Petroleum  
Muncie-Eaton-Delaware County Coalition  
Delaware County, Indiana

Dear Mr. Bookout:

This letter is provided in support of the City of Muncie Coalition consisting of the City of Muncie, Town of Eaton, and Delaware County (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City of Muncie, as the lead applicant, is requesting \$600,000 (\$500,000 for hazardous substances and \$100,000 for petroleum). IDEM understands that this funding will support expansion of an inventory of brownfield sites within the Coalition communities, Phase I and Phase II environmental site assessments of priority brownfield sites (e.g., large former foundries, machine shops, steel plants, stamping and paper mills), and, as applicable, cleanup and redevelopment planning activities for these priority brownfield sites to improve health and welfare of the residents and return employment opportunities to citizens. The Coalition also plans to conduct community outreach activities (i.e., coordinating and conducting meetings with stakeholders and the general public) to inform residents of the Coalition communities of the availability of the grant funds as well as the progress of the grant-funded projects in accordance with the goals of the County Comprehensive Plan and the Muncie Action Plan (MAP).

IDEM believes that that Coalition has demonstrated its commitment to redeveloping brownfields by its members taking advantage of financial and/or technical assistance offered by U.S. EPA and the Indiana Brownfields Program in the past. This

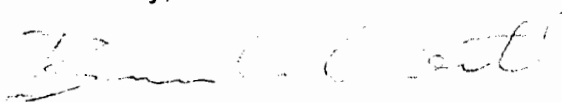




Assessment grant funding will help the Coalition continue its efforts to address brownfields within the Coalition member communities to facilitate economic recovery and future growth. Should an opportunity arise for the Coalition to need petroleum eligibility determinations, liability interpretations, and/or cleanup assistance at any of the sites investigated with this grant funding, IDEM realizes that the Coalition is committed to participating in the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program for technical oversight of grant-funded site activities. IDEM and the Indiana Brownfields Program are committed to continuing their support of brownfield redevelopment in the Coalition member communities by providing technical assistance and program coordination.

Based on the information submitted, IDEM considers the City of Muncie an excellent candidate to receive U.S. EPA grant funding again to continue its regional brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with the Coalition. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,



Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)  
Christopher Shaw, SME

**ATTACHMENT C**  
**COMMITMENT LETTERS FOR LEVERAGING**



Printed on recycled paper

401 South High Street | P.O. Box 842 | Muncie, Indiana 47308  
Phone: 765-288-6681 | Toll Free: 800-336-1373 | Fax: 765-751-9151

December 15, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Leveraging Support for U.S. EPA Brownfields Assessment Grant  
Muncie-Delaware County, Indiana

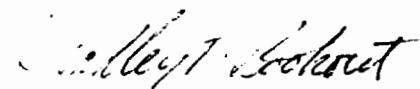
Dear Mayor Tyler:

On behalf of the Delaware County Redevelopment Commission (DCRC) I write this letter to show our full support of the City of Muncie, Town of Eaton and Delaware County in forming a coalition (the Coalition) to apply for a FY2015 U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant. As part of the grant application, the DCRC understands that the Coalition must leverage additional funds/resources to support the grant project. The DCRC believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

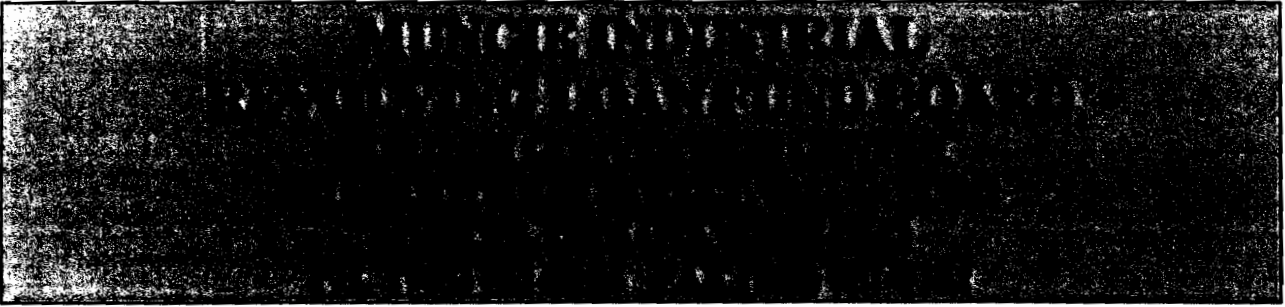
The Delaware County Redevelopment Commission currently manages and oversees seventeen (17) Tax Increment Financing District (TIF Districts) in Delaware County. If the Coalition grant request is funded, the TIF districts will be able to provide funding to assist with clean up and redevelopment of eligible brownfield sites within the districts.

The Commission fully supports the Coalition as it seeks an Assessment Grant, and looks forward to using its TIF to support the redevelopment of brownfields in Delaware County.

Sincerely,



Brad Bookout  
DCRC, Director



December 15, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Leveraging Revolving Loan Fund Support for U.S. EPA  
Brownfields Assessment Grant Muncie-Delaware County, Indiana


Dear Mayor Tyler:

I am writing you today to express our interest and commitment to assisting your efforts to assess and clean-up brownfield sites in Muncie and Delaware County. As the Program Administrator for three local revolving loan funds, (Industrial Revolving Loan Fund, Rural Revolving Loan Fund and the Micro Loan Program) please rest assured that all of these programs are at your disposal to apply for funding to assist with projects that are derived from your EPA brownfield assessment efforts.

Funding is available from our Revolving Loan Funds to assist end users with new construction and low interest business loans and capital.

Muncie and Delaware County are very fortunate to have these loan programs in place. All three loan programs are active and have funded many successful projects in the past. The boards of these programs stand ready to assist you in any way they can.

Sincerely,



Todd Donati  
Program Administrator



## CITY OF MUNCIE

### Muncie Redevelopment Commission

401 South High Street  
P.O. Box 842  
Muncie, Indiana 47308-0842  
Phone: 765-751-9106  
Fax: 765-751-9151

December 15, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Leveraging Support for U.S. EPA Brownfield's Assessment Grant  
Muncie-Delaware County, Indiana

Dear Mayor Tyler:

The Muncie Redevelopment Commission (Commission) understands that the City of Muncie, the town of Eaton and Delaware County are forming a coalition (the Coalition) to apply for a FY2015 U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant. As part of the grant application, the Commission understands that the Coalition must leverage additional funds/resources to support the grant project. The Commission believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

Muncie is fortunate to have several districts eligible for Tax Increment Financing (TIF). If the Coalition grant request is funded, the TIF districts will be able to provide funding to assist with cleanup and redevelopment of eligible Brownfield sites within the districts.

The Commission fully supports the Coalition as it seeks an Assessment Grant, and looks forward to using its TIF to support the redevelopment of Brownfields in Muncie.

Sincerely,

  
Annie Poole, President  
Muncie Redevelopment Commission





DEPARTMENT OF NATURAL RESOURCES  
AND ENVIRONMENTAL MANAGEMENT

Muncie, Indiana 47306-0495  
Phone: 765-285-5780  
Fax: 765-285-2606

December 1, 2014

The Honorable Dennis Tyler, Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Community Support and Commitment from Ball State University  
US EPA Brownfields Assessment Grant Project  
Muncie-Delaware County, Indiana

Dear Mayor Tyler:

I understand that the City of Muncie, the Town of Eaton, and Delaware County are preparing a Brownfields Community Assessment grant with the ultimate goal of identifying sites within Delaware County that may have been contaminated from past commercial and/or industrial activities.

I teach an upper-division course entitled *Site Assessment and Remediation* on an annual basis. A significant component of the course addresses the environmental site assessment process (both Phases I and II). I would be pleased to have my students participate in a brownfields assessment of Delaware County (e.g., on-the-ground surveys to identify potential brownfields) during 2015 and beyond. Such work would offer them real-world experience with a pressing environmental and economic issue, as well as provide valuable data for the City of Muncie and Delaware County. Our student group is of high quality and will be eager to contribute their talents and expertise. I anticipate approximately 60 students available to participate in selected aspects of the assessments during the three-year grant period and each student would contribute, on average, 20 hours of time to various assessment tasks. I value this in-kind donation at approximately \$12,000.

I will be happy to meet with you to discuss the specifics of my students' activities and responsibilities for this project. Feel free to call me at 765-285-2182 or by email at [jpichtel@bsu.edu](mailto:jpichtel@bsu.edu) I look forward to hearing from you.

Yours sincerely,

John Pichtel, PhD, CHMM

"Get Connected"

# Christian Ministries

Connecting people in crisis  
with a community that cares

December 15, 2014

## Board of Directors

**President: Robert Rhoades**  
Bethel A.M.E.

**Vice President: Julie Costello**  
St. Francis Catholic

**Secretary: Sue Stover**  
High Street UMC

**Treasurer: David Brock**  
Spiceland Friends

**David Abrams**  
First Baptist, New Castle

**Robert Burton**  
Riverside Baptist

**Cheryl Crose**  
Hazelwood Christian Church

**Dr. Bill Eidson**  
First Baptist

**Matt Harber**  
First Church of the Nazarene

**Jan Hendrix**  
St. Francis Catholic

**Lenny Kaminsky**  
First Presbyterian

**Jim Lambert**  
High Street UMC

**Brian O'Neal**  
Destiny Christian Center

**Lana Remaly**  
High Street United Methodist

**Veronica Wells**  
**Executive Director (Ex-Officio)**  
Union Missionary Baptist Church

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Community Commitment from Christian Ministries of Delaware County  
U.S. EPA Brownfields Assessment Grant Project  
Muncie-Delaware County, Indiana


Christian Ministries of Delaware County (CMDC) is pleased to be a community partner with the City of Muncie, Town of Eaton, and Delaware County coalition (the Coalition) for assisting with the implementation of a U.S. Environmental Protection Agency Brownfields Assessment Grant. The Coalition needs this funding to help foster badly needed brownfields redevelopment and will assist us in our mission of assisting the poor and needy in Delaware County.

CMDC is an active community organization comprised of over 15 churches throughout the county. We provide resources to assist the citizens with aid and provide avenues to create opportunities for residents' self-sufficiency, economic independence and social justice.

CMDC will assist the Coalition with community outreach and education of the brownfields program. We are prepared to commit up to 30 hours over the 3-year grant period to assist the Coalition, valued at over \$1,200. Additionally, we would be pleased to commit our facilities in conducting at least three community outreach meetings during the grant period (valued at \$200 per meeting).

The CMDC fully supports the Coalition, and looks forward to assisting with revitalizing brownfields for the mutual benefit of the citizens.

Sincerely,

  
Veronica A. Wells  
Executive Director

Christian Ministries of Delaware County, Inc.  
401 E. Main Street - Muncie, IN 47305

Mailing Address: P.O. Box 1088 - Muncie, IN 47308 - Phone: 765.288.0601 - Fax: 765.282.4522



East Central Neighborhood Association  
300 North Madison Street  
Muncie, IN 47305

December 15, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Community Support from East Central Neighborhood Association  
U.S. EPA Brownfields Assessment Grant  
Muncie-Delaware County, Indiana

Dear Mayor Tyler:

The East Central Neighborhood Association of Muncie (ECNA) would like to express its support of your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants. We understand that aim of these grants is to assess and promote redevelopment of brownfield sites within Muncie and Delaware County.

We are aware of several brownfields in or adjacent to our neighborhood that impedes both development and redevelopment therein. The cleanup of these contaminated sites has the potential to benefit both our neighborhood and the greater community by improving the environment, increasing the value of nearby properties, by returning tax-delinquent properties to the tax rolls, and by providing much-needed employment opportunities to residents in our community.

The ECNA expects that its role in the Project will be to assist in community outreach and education through our existing network and website. We are prepared to commit up to 30 hours over the 3-year grant period to assist the Coalition, valued at over \$1,200.

The founding principle of the ECNA is to promote active involvement of all residents in the neighborhood to build a better community. We cannot think of a better way to meet this principle than our involvement in the planning for both the developments and redevelopments within Muncie's East Central Neighborhood.

Sincerely,

  
Annie Poole  
Vice President



# Muncie-Delaware Clean & Beautiful

December 19, 2014

The Honorable Dennis Tyler  
Mayor of Muncie, Indiana  
Muncie City Hall  
Third Floor  
300 N High Street  
Muncie, IN 47305

RE: Community Support from East Central Neighborhood Association  
U.S. EPA Brownfields Assessment Grant Project  
Muncie-Delaware County, Indiana

Dear Mayor Tyler:

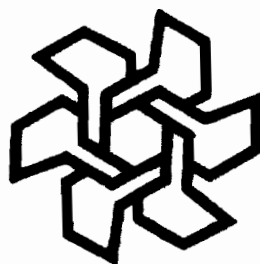
Muncie-Delaware Clean and Beautiful (MDCB) is pleased to be a community partner with the Muncie, Eaton and Delaware County Coalition, for the purpose of assisting with the implementation of your FY2015 U.S. Environmental Protection Agency Brownfields Assessment Grants. Concerned citizens formed Muncie-Delaware Clean and Beautiful in 1977. Our primary purposes are to engage in beautification activities that will enhance the appearance of Muncie and Delaware County and to educate the public about proper trash disposal and the sources, prevention, and reduction of litter. Our major program areas include beautification, clean-ups, community gardening, and environmental education. MDCB also works to protect and clean the White and Mississinewa Rivers. We support Delaware County's efforts to stimulate redevelopment of brownfield sites through the use of its Assessment Grants, which should ultimately reduce their negative impacts (e.g. uncontrolled runoff, contaminant migration) to the watershed.

MDCB's role in the Assessment Grant Project will be to assist the coalition with its community goal of protecting, preserving and beautifying our environment. MDCB will attend project meetings as needed, and provide community education about the project through our existing network and a link on our website.

MDCB looks forward to assisting the County with its Assessment Grant Project.

Sincerely,

Jason Donati, Board President  
Muncie-Delaware Clean & Beautiful



**MUNCIE-DELAWARE COUNTY  
CHAMBER OF COMMERCE**

---

December 15, 2014

The Honorable Dennis Tyler  
Mayor of Muncie  
Muncie City Hall  
300 N High Street  
Muncie, IN 47305

RE: Community Support from Muncie-Delaware County Chamber of Commerce  
U.S. EPA Brownfields Assessment Grant Project  
Muncie-Delaware County, Indiana

Dear Mayor Tyler:

The Muncie-Delaware County Chamber of Commerce (Chamber) is pleased to support your application for two FY2015 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites within Delaware County.

The Chamber is a community resource that assists and strengthens local businesses by providing advertising and networking opportunities, as well as hosting educational seminars. The Chamber's role in the Assessment Grant Project will consist of coordinating with local governmental units, promoting inter-governmental collaboration, and hosting community economic development forums, advertising the grant program, and helping entrepreneurs in accessing and utilizing the grant funds.

The Chamber is committed to improving regional economic conditions, and will provide its resources to support the City of Muncie, Town of Eaton, and Delaware County Coalition's brownfield redevelopment efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Julian", is written over a horizontal line.

Jay Julian  
President/CEO